



- An Excellent Two Bedroom End Of Terrace Home
- Originally Constructed By Reputable House Builder 'Hills Residential' To A Very High Standard
- Presented To Market In Excellent Order With Upgraded Specifications
- Focal Kitchen/Dining/Living Room
- Integrated Kitchen Appliances & Quartz Worksurfaces
- Ground Floor Cloakroom With Two Wall Mounted Mirrors
- Two Exceptional Double Bedrooms
- Mirror Front Wardrobes
- Luxury First Floor Bathroom
- Substantial Rear Garden & Allocated Parking For Two Vehicles

## 11A Pine Way, Elmstead Market, Colchester, Essex. CO7 7XG.

An excellent opportunity to acquire this immaculate and upgraded two bedroom end of terrace home, complete with enviable specifications and maintained to the highest of standards throughout. Presenting itself as the ideal first home, this property is offered to the market with the added luxury of no onward chain. Originally constructed to a very high standard by 'Hills Residential' this home enjoys peace of mind with a long time remaining on its 10 year guarantee. Commanding a favorable corner plot, this home boasts a larger than average garden and comes complete with the added luxury of two allocated parking spaces to the side. Further highlights include; a welcoming entrance hall, ground floor cloakroom, high-specification kitchen/dining/living area, two substantial double bedrooms and a luxury first floor bathroom. Viewings can be arranged via one of our consultants and early inspections are encouraged to prevent inevitable disappointment.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, window to side aspect, radiator, LVT flooring, stairs to first floor, doors and access to:

### W.C.

LVT flooring, 1/2 height tiling, LVT flooring, x2 wall mounted mirrors, W.C, wash hand basin

## Kitchen/Family/Living Room



7.7m x 5.1m (25' 3" x 16' 9") Window to front aspect, LVT flooring, patio doors to rear aspect (leading to rear garden), inset storage cupboard

Modern fitted kitchen comprising of; a range of base and eye level fitted units with quartz work surfaces over, inset oven and four ring hob with extractor over, integrated fridge/freezer, washing machine, dishwasher, concealed gas boiler, radiator x2

(Please confirm all appliances via fixtures and fittings with an appointed solicitor at an early stage of your conveyance).

## First Floor

### Landing

Radiator, loft access, stairs to ground floor, inset airing cupboard, doors and access to:

# Property Details.

## Master Bedroom



5.1m x 2.87m (16' 9" x 9' 5") Window to front aspect, radiator, inset mirror front wardrobes

## Bedroom Two



3.53m x 2.82m (11' 7" x 9' 3") Window to rear aspect, radiator

## Family Bathroom



Velux window to rear aspect, 1/2 tiled walls, wall mounted wash hand basin, W.C., panel bath with screen with dual rain head, radiator

## Outside, Garden & Parking



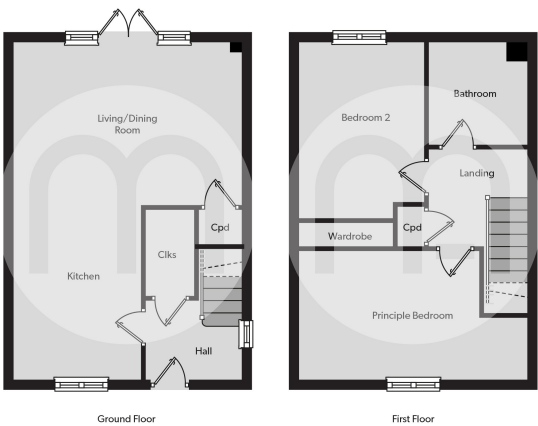
Outside, the garden commences with a patio area, with the remainder predominately laid to lawn. Boundaries are formed by panel fencing and secure gated side access leads to a private allocated parking area, offering off road parking for two vehicles.

## Additional Information

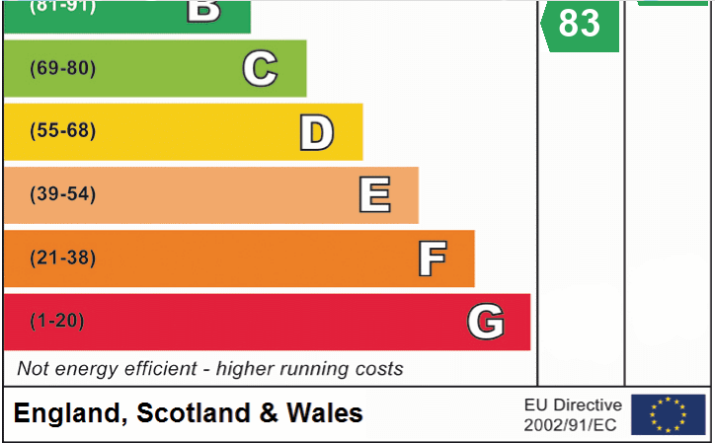
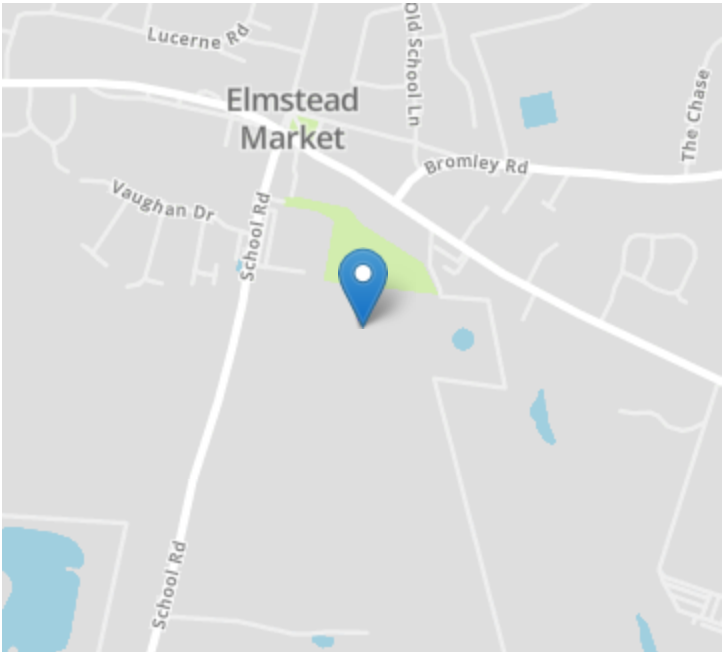
We understand an annual estate charge is applicable to this property, contributing to the services and upkeep of the development and encourage all interested parties to confirm the associated charge with their appointed conveyancer at an early stage of their conveyancing to prevent any discrepancy.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.